

CHAPTER SEVENTEEN

PRE-CONSTRUCTED BUILDINGS

Section 17-10 Manufactured Homes - The purpose of these policies is to insure safe and healthful use of Manufactured Homes and the compatibility of Manufactured Home developments with neighboring uses. Modular unit homes that meet the standards of nationally recognized building codes and are not transportable on their chassis shall be treated the same as other dwellings and shall not be subject to these special policies except when located in a Manufactured Home park or subdivision.

Section 17-15 Manufactured Home Standards - Manufactured Homes meeting the standards of the Federal Manufactured Housing Act (effective June 15, 1976) and Manufactured Homes meeting the previous voluntary industry standards of the American National Standards Institute (ANSI) 119.1 are approved as Manufactured Home dwellings to be located in Manufactured Home parks or subdivisions (Division I permit) or as provided in Section 17-25 - Individual Manufactured Homes herein (Division I permit). Owners of Manufactured Homes not certified as meeting the standards may be granted a variance by the Board of Adjustment upon proof that the Manufactured Home meets equivalent standards. Non-standard Manufactured Homes which are located in Christian County at the time of the adoption of the Development Codes may be relocated elsewhere in the County (Division I permit).

Section 17-20 Manufactured Home Parks

- A. **Area** - No Manufactured Home Park or Manufactured Home subdivision shall be constructed on a parcel of property which has an area of less than twenty (20) acres.
- B. **Buffer** - There shall be a minimum twenty-five-foot (25') landscaped buffer strip along all roads bordering a Manufactured Home park. These buffers shall be considered required improvement, subject to the requirements of Chapter Twelve - Improvements, Installation, Phasing, and Maintenance for installation and maintenance.
- C. **Storage Parking** - A combined storage parking area of at least one hundred (100) square feet for each Manufactured Home space shall be provided for the storage of boats, campers, etc. Such storage parking areas are subject to the screening requirements of Section 12-50 - Buffering and Screening.

- D. **Density**
1. Only one Manufactured Home shall be allowed on any one space or lot.
 2. Travel trailers, campers, boats, and similar vehicles shall not be allowed on any Manufactured Home space but shall be stored in the area required by Subsection C, above.
 3. Manufactured Home parks shall be limited to an average of eight (8) spaces per acre.
- E. **Wastewater** - Wastewater treatment facilities must be approved by the Christian County Health Department. Manufactured Home parks must be connected to a municipal sewer system.
- F. **Permits** - Division I permits will not be required to place or replace a manufactured home in a Manufactured Home Park, provided it meets all the requirements of these codes. A space shall be considered a lot for the purposes of figuring the filing fee for a Division III Permit.

Section 17-25 Individual Manufactured Homes - Manufactured Homes may be used for residential uses provided they can meet the requirements for a Division I Permit (Section 5-10 - Division I Permit Procedure) and meet the following requirements:

- A. **Class A Manufactured Homes** - Class A Manufactured Homes may receive a Division I Permit to be located on any legal or grandfathered tract of land.
- B. **Class B Manufactured Homes** - Class B Manufactured Homes may receive a Division I Permit to be located on any legal or grandfathered tract of land provided that there is another Class B or C Manufactured Home within a radius of 1,000 feet (measured structure to structure) or there are no site built homes or Class A Manufactured Homes within a radius of 1,000 feet (measured structure to structure).
- C. **Class C Manufactured Homes** - Class C Manufactured Homes may not be moved into the County. Those which are in the County at the time these ordinances are adopted may be issued a Division I Permit to be placed on a legal or grandfathered tract of land provided that they meet the requirements for a Class B Manufactured Home.
- D. **Storage** - Manufactured/Mobile Homes shall not be stored on any parcel of land without a building permit.
- E. **Accessory Building** - Mobile/Manufactured Homes shall not be used as accessory buildings or a Division III permit.

Section 17-27 Classes of Manufactured Homes - In order to insure the safe and healthful use of Manufactured Homes as well as the compatibility of Manufactured Home developments with neighboring uses, the following classifications of Manufactured Homes have been established.

- A. Manufactured Home, Class A** - A Manufactured Home, constructed as a single unit after June 15, 1976, that meets or exceeds the construction standards set forth by the US Department of Housing and Urban Development that were in effect at the time of construction and that satisfies each of the additional criteria as listed.
- A.** The Manufactured Home has minimum dimensions of 22 feet in width and 40 feet in length;
 - B.** The pitch of the home's roof has a minimum vertical rise of one foot for each five feet of horizontal run, and the roof is finished with a type of shingle that is commonly used in standard residential construction;
 - C.** The exterior siding consists of wood, hardboard, or aluminum (vinyl covered or painted, but in no case exceeding the reflectivity of gloss white paint) comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction;
 - D.** A continuous, permanent masonry foundation, unpierced except for required ventilation and access, is installed under the perimeter of the home;
 - E.** The tongue, axles, transporting lights, and removable towing apparatus are removed after placement on the lot and before occupancy; and
 - F.** The Manufactured Home, when installed, shall have substantially the appearance of an on-site, conventionally built, single-family dwelling.
- B. Manufactured Home, Class B** - A Manufactured Home constructed after June 15, 1976, that meets or exceeds the construction standards set forth by the US Department of Housing and Urban Development that were in effect at the time of construction but that does not satisfy the criteria necessary to qualify the house as a Class A Manufactured Home.
- C. Manufactured Home, Class C** - Any Manufactured Home that does not meet the criteria of a Class A or Class B Manufactured Home.

MOVEMENT OF STRUCTURE BUILT BUILDINGS

Section 17-30 Movement of Structure Built Buildings - The purpose of these policies is to insure the safe transportation and placement of structure built homes within Christian County. Applicable permits may be required from the County Road District as well as the Missouri Department of Transportation. Copies of these permits must be submitted to the Planning and Zoning Department. A building, which is being relocated to a parcel of land within Christian County, will be required to attain a Division I building permit and pay the same fees that would be applicable to new construction.

Section 17-35 Transportation - Any structure building being transported within Christian County will be:

1. Not more than 18 feet in width.
2. Provide documentation of proper insurance must be provided to the Planning and Zoning Department,
3. Obtain permits from the Christian County Road Department and the Missouri Department of Transportation prior to receiving the applicable County permits.
4. The movement of a building within Christian County will require a police escort.